



Sanderson
Weatherall

FOR SALE

City Centre Offices



112 HIGH STREET WEST SUNDERLAND SR1 1TX

sw.co.uk



Modern reception area

Several small meetings rooms to the ground floor

The upper floors have been subdivided to provide offices and associated ancillary rooms

Period stone façade

Grade II Listed Building

Location

The property is ideally located on the corner of High Street west and Bedford Street, within Sunderland City centre.

Sunderland is a local government district of Tyne & Wear with the status of a city and metropolitan borough with a residential population of circa 185,000. The property is in close proximity to the River Wear and has plenty of amenities readily available such as Sunderland University, Library, The Bridges Shopping Centre and Sunderland Football Stadium a short distance away.

Other nearby retailers include Boots, Marks & Spencer, Sports Direct, Poundland and Primark.

The city benefits from excellent road communications with the A19 trunk road located approximately 3 miles west of the city centre providing access to Newcastle in the north and Teesside to the south. In addition to its rail connections, linking into the main East Coast line, the city is served by the A690 and A121 dual carriageways which link with the A1(M) to the west.

The subject property also sits in close proximity to the new Beam development site of which is currently undergoing construction on the former Vaux Brewery site. The masterplan which sets out an ambitious and imaginative reinvention of the former brewery site delivering high quality office accommodation along with complimentary residential, retail, hotel and leisure uses.

Description

The subject property comprised of a period built 3storey property with an extensive basement. It benefits from an ornate stone façade with pitch slate roof along with the internally inter connected 2 storey extension.

Services

The unit benefits from all mains services including a three phase electricity supply. Heating to the warehouse area is by way of two gas fired warm air blower units and to the welfare block by electric oil filled radiators. Lighting throughout is by way of fluorescent strips.

Terms

The property is held by way of a freehold.

Price

Offers are invited for our clients freehold interest.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Accommodation

SW have been provided the areas which are:

Description	Sq M	Sq Ft
Ground Floor Offices	253.34	2,727
First Floor Offices	264.49	2,847
Second Floor Offices	107.86	1,161
Basement	104.79	1,128
Total	733.18	7,892

Rating

The property is assessed at rateable value of £26,500 per annum.

Energy Performance

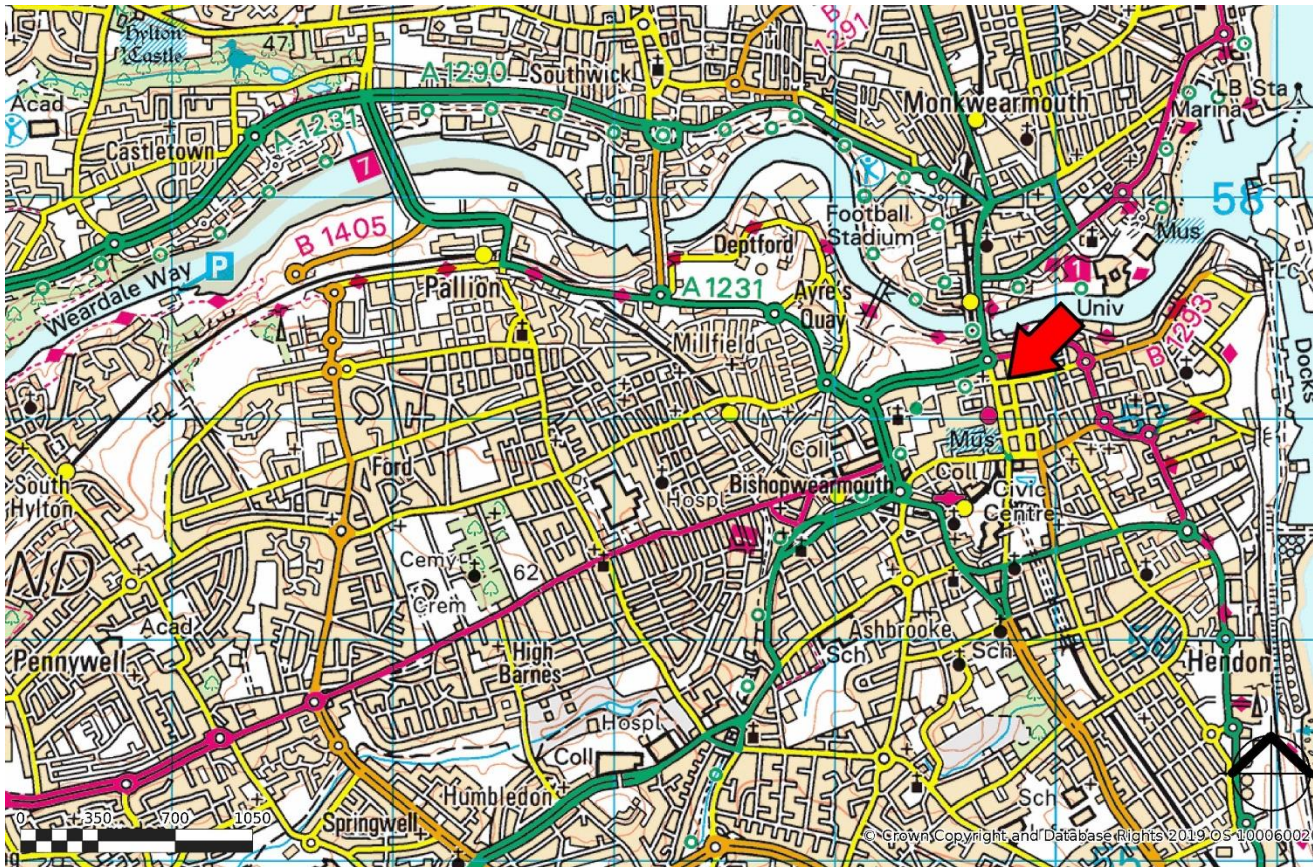
Energy Performance Asset Rating is available on request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals & service charges.



Strictly by prior appointment with the agents:

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Sanderson Weatherall

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